

**MINUTES OF REGULAR MEETING
OF
GREENSBORO PLANNING BOARD
DECEMBER 21, 2005**

The Greensboro Planning Board met in regular session on Wednesday, December 21, 2005 at 2:05 p.m., in the City Council Chambers, 2nd floor, Melvin Municipal Office Building. Board members present were Vice Chair Dick Hall, Julius Koonce, Stephen Marks, J.P. McIntyre and John Rhodes. Planning staff members present were Dick Hails, Planning Director, Bill Ruska, Zoning Administrator, Alec MacIntosh, Jimmy Person and Ricky Hurley.

Vice Chair Hall called the Planning Board into session.

APPROVAL OF MINUTES OF THE NOVEMBER 16, 2005 REGULAR MEETING.

The minutes of the November 16, 2005 regular meeting were approved by unanimous vote. (Ayes: Hall, Koonce, Marks, McIntyre and Rhodes. Nays: None.)

A. ORDINANCE AMENDING SECTION 30-4-4.3(F), SCENIC CORRIDOR OVERLAY DISTRICT-2 (SCOD-2), AND TABLE 30-5-5-2, SPECIFICATIONS FOR ACCESSORY FREESTANDING SIGNS REQUIRING A PERMIT, TO INCREASE SIGN HEIGHT AND SQUARE FOOTAGE FOR VERY LARGE BUILDINGS. (RECOMMENDED)

Mr. Ruska said the proposed text amendments are for buildings larger than 200,000 square feet. The Multi-Jurisdictional Development Ordinance Committee unanimously recommended approval of these amendments to the City. The Planning Department recommends approval.

In terms of the Scenic Corridor Overlay District, the proposed amendment would increase the permitted height of a freestanding sign from 20 to 30 feet. The maximum size of the sign would stay at 200 square feet. For any freestanding sign, we currently have a provision for four zoning districts and those are GB, HB, LI and HI that the maximum size is 200 square feet. However, the ordinance provides that if the sign is within 400 feet of the right-of-way of an Interstate highway, the maximum size may be increased by 75 feet and that is for any size development. Staff is proposing a minor text amendment to the footnote of the table that would say that if you have a building in excess of 200,000 square feet, you could increase that maximum by 25 percent, or approximately 69 square feet for a total of 344 square feet for a building that is quite large. Staff feels that these amendments are warranted because one of the things you try to do with signs is to keep them in scale with the development that the sign identifies.

In response to a question from Mr. Marks, Mr. Ruska said this would be of benefit to Replacements, Ltd.

Vice Chair Hall left at 2:05 p.m. due to illness. J.P. McIntyre acted as Acting Chair for the balance of the meeting.

There were no speakers at the public hearing.

Mr. Marks moved to recommend the ordinance amendments, seconded by Mr. Rhodes. The Board voted 5-0 in favor of the motion. (Ayes: McIntyre, Hall, Koonce, Marks, Rhodes. Nays: None.)

FURTHER DISCUSSION OF PUBLIC HEARING ON STREET NAME CHANGES OCCASIONED BY THE NEW URBAN LOOP THOROUGHFARE IN THE VICINITY OF WEST VANDALIA ROAD. (PUBLIC HEARING CALLED)

Mr. Person said at last month's Planning Board meeting staff brought to the Board a matter regarding the changes that will be taking place because of the Outer Loop that is currently under construction in the vicinity of Vandalia Road, McCuiston Road and Wiley Davis Road. Staff presented three name change options. At that time, the Board asked that a public hearing be called for all three. However, staff acquired some additional information for the Board's consideration. There was concern expressed at the last meeting regarding the impact that any street name changes would have on the church in that area, Ebenezer Baptist Church. Since that time, staff has met with the pastor and several other members of the Church to explain what versions were being considered. Pastor Howard Woods, Jr., is here from Ebenezer Baptist Church to speak on behalf of his congregation because they do have some members that live on the alignment of Vandalia Road.

Staff asked that the Board reconsider calling a public hearing on only the option involving changing the fewest addresses.

Reverend Woods stated that there had been a Church conference to discuss the proposed changes. They were saddened that they may lose the 3730 Wiley Davis Road address, but they feel it is in the best interest of their whole neighborhood to accept their address being changed. He was not sure what the other two affected properties were, but he did not think there were actual houses there. In that case, it would only affect their church. So by their changing and helping the community not change, they think that is a better choice than the other options that were presented.

Mr. Person said the current address of the Church was 3730 Wiley Davis Road, but the new address would be 2600 West Vandalia Road.

Mr. Rhodes moved that the Board hold a public hearing in January on that option, seconded by Mr. Marks. The Board voted 5-0 in favor of the motion. (Ayes: McIntyre, Hall, Koonce, Marks, Rhodes. Nays: None.)

MINOR MODIFICATION OF CONDITIONAL DISTRICT ZONING CONDITIONS – GREYSTONE SUBDIVISION ON BIRCH CREEK ROAD – FOR TRIAD LAND RESOURCES – TO CHANGE THE LOCATIONS OF MINIMUM 5,000 SQUARE FOOT LOTS AND MINIMUM 7,000 SQUARE FOOT LOTS. (APPROVED)

Mr. Person said that, this property is zoned Conditional District - PUD Residential. Zoning condition No. 1 states that Section A will consist of approximately 29 acres and shall contain a maximum of 80 single family lots, each lot having a minimum area of 7,000 square feet. Zoning condition No. 2 states that Section B will consist of approximately 17 acres and contain a maximum of 95 single family lots, each lot having a minimum area of 5,000 square feet. The developer proposes a shift of land between the areas of Section A and Section B. As a result, the zoning condition No. 1 as modified would state that Section A will consist of 34 acres rather than 29 acres and shall contain a

maximum of 89 single family lots rather than 80 single family lots and zoning condition No. 2 as modified states that Section B will consist of approximately 14 acres rather than 17 acres and shall contain a maximum of 72 single family lots rather than 95 single family lots. The area into which the smaller lots are being moved currently abuts vacant property located to the west. The total number of lots is reduced from 175 to 161. This minor modification is requested on the grounds of equal or better performance. The Technical Review Committee (TRC) recommends approval of this modification because the overall impact of the adjacent properties is decreased. Mr. Dick Evans is here representing the owner should the Board have any questions.

Mr. Rhodes moved approval of the minor modification, seconded by Mr. Marks. The Board voted 5-0 in favor of the motion. (Ayes: McIntyre, Hall, Koonce, Marks, Rhodes. Nays: None.)

ANNEXATION PETITIONS:

A. ORDINANCE ANNEXING PROPERTY OF LIM ENTERPRISES, INC. AT 227 WARD ROAD – 4.65-ACRE CONTIGUOUS ANNEXATION. (RECOMMENDED)

Mr. MacIntosh said a very small area at the southwest corner of the petitioner's property is already within the primary city limits. This annexation petition covers the rest of the property and includes a house. This annexation would link up the primary city limits to a previous satellite annexation at 223 Ward Road. This property is within the Tier 1 Growth Area (0-10 years) on the Growth Strategy Map in the Comprehensive Plan. There is a 30-inch City water line along the entire frontage and an 8-inch water line along the western part of the frontage. There is an 8-inch sewer line ending near the northwest corner of the property, and a 12-inch sewer outfall runs near the southwest corner. The prospective use is single family residential. Fire service can be provided to this property with low difficulty. The Police Department estimates low impact. Other City services can be provided in a manner similar to their provision to the adjacent annexed properties. The TRC recommends the annexation.

Mr. Marks moved to recommend the annexation, seconded by Mr. Koonce. The Board voted 5-0 in favor of the motion. (Ayes: McIntyre, Hall, Koonce, Marks, Rhodes. Nays: None.)

B. ORDINANCE ANNEXING PROPERTY OF DAYSTAR CHRISTIAN FELLOWSHIP AT 4090-4094 BATTLEGROUND AVENUE (US 220N) – 8.6-ACRE CONTIGUOUS ANNEXATION. (RECOMMENDED)

Mr. MacIntosh said this church property is bounded on its north and east sides by the primary city limits. The property is within the Tier 1 Growth Area. The Church plans a future expansion. There is a 12-inch City water line in Battleground Avenue. There is an 8-inch City sewer line in the Davidson Place subdivision northeast of this property. Fire service can be provided to this property with moderate difficulty. The Police Department estimates that service can be provided with low difficulty. Other City services would be provided to this annexation in a manner similar to that for the previously annexed Bur-Mil Park to the north and Davidson Place to the east. The TRC recommends the annexation.

Mr. Koonce moved to recommend the annexation, seconded by Mr. Marks. The Board voted 5-0 in favor of the motion. (Ayes: McIntyre, Hall, Koonce, Marks, Rhodes. Nays: None.)

C. ORDINANCE ANNEXING PROPERTY OF CITY OF GREENSBORO AT 2013 WILLOW ROAD – 4.79-ACRE CONTIGUOUS ANNEXATION. (RECOMMENDED)

Mr. MacIntosh said this petition covers vacant property the City recently acquired for a future fire station. The annexation also includes the eastern half of the right-of-way of Willow Road, so as to eliminate the present confusion resulting from half a roadway being inside and half being outside the city limits. It is bounded on the west and south sides by the primary city limits. The property is within the Tier 1 Growth Area. An 8-inch City water line runs in Willow Road along this property's frontage. There is an 8-inch City sewer outfall along the southern part of the frontage. All other City services can be provided to the future fire station with minimal difficulty. The TRC recommends the annexation.

Mr. Rhodes moved to recommend of the annexation, seconded by Mr. Marks. The Board voted 5-0 in favor of the motion. (Ayes: McIntyre, Hall, Koonce, Marks, Rhodes. Nays: None.)

EASEMENT RELEASES:

Mr. MacIntosh presented these three easement releases as a group. He said the relevant utility companies had reviewed each of these releases, and they are all in agreement with each release. City staff recommended approval of each easement release.

A. RESOLUTION AUTHORIZING RELEASE OF ALL OF A 60-FOOT DRAINAGE MAINTENANCE AND UTILITY EASEMENT THROUGH THE PROPERTY AT 300 NC HIGHWAY 68 SOUTH. (APPROVED)

B. RESOLUTION AUTHORIZING RELEASE OF A PORTION OF A 15-FOOT SANITARY SEWER EASEMENT THROUGH THE PROPERTY AT 1620 FAIRFAX ROAD. (APPROVED)

C. RESOLUTION AUTHORIZING RELEASE OF ALL OF A 20-FOOT DRAINAGE EASEMENT THROUGH THE PROPERTY AT 115 HERITAGE HILL DRIVE. (APPROVED)

Mr. Rhodes recommended approval of the three easement releases, seconded by Mr. Koonce. The Board voted 5-0 in favor of the motion. (Ayes: McIntyre, Hall, Koonce, Marks, Rhodes. Nays: None.)

Mr. Hails said that Council last night appointed Joe Landau to take the place of Alan Pike so the Board is down to only one vacancy.

ITEMS FROM BOARD MEMBERS:

Mr. Rhodes said that sometime back at one of the previous meetings, we had an item concerning the University Inn regarding student parking, etc. There was to be a follow up on that, but he heard nothing since on that matter. He would like to bring it back to staff and have a follow up done on that in terms of A&T students and Greensboro College students and also the question of the GTCC students.

Mr. Hails said what happened was a prospective text amendment that the Board was asked to make

make a recommendation on. After holding it awhile and getting some more information, the Board passed it along and City Council subsequently adopted either an identical amendment or a modified version of the amendment, but it had the affect of relaxing the standards a bit in terms of what portion of the residents of that facility had to be active college students. So it blunted some of the concerns that were still in place with the original wording that was modified. So, since that occurred, the alleged violation at the site that staff was investigating was remedied and he was not aware that they had had any discussion on it since that point.

Mr. Hails added that during the ordinance rewrite process, of which they are in the early stages, we will probably seek an approach that will be easier and simpler to administer. For example, to reduce the focus on college students, to view it just as multifamily housing, would probably be a better thing in the long run to try and avoid how different market factors and other things change from year to year.

Mr. Rhodes said his concern was that this only became an issue when someone in the community discovered there were some A&T students at that particular location. Prior to that time, there was no issue.

APPROVAL OF ABSENCES:

Mr. Marks moved approval of the absences of Mr. Bryson and Mr. Fox, seconded by Mr. Koonce. The Board voted 5-0 in favor of the motion. (Ayes: McIntyre, Hall, Koonce, Marks, Rhodes. Nays: None.)

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There being no further business before the Board the meeting was adjourned at 2:50 p.m.

Respectfully submitted,

Richard W. Hails, AICP
Planning Director

RWH/jd.ps.